

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 4, 2017 AT 7:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on January 4, 2017, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Stacie Bryan, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, and Commissioner Selicia Sanchez. Commissioner Rob Wendt was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Clyde von Rosenberg, David Fowler, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department.

C. PLEDGES OF ALLEGIANCE

D. CONSENT AGENDA:

D1. Consider approval of the minutes for the December 21, 2016, Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING & ZONING:

E1. Consider approval of the Madsen Ranch Subdivision, Phase 2 Final Plat. Generally located on the southeast corner of N. CR 122 and N. Red Bud Ln. Case No. FP1612-001

Mr. Fowler briefly gave background information about the proposed project, explaining that Phase 2 consisted of 69 standard size lots and that the Final Plat was consistent with the Preliminary Plat approved in May 2015.

The owner's representative, Mr. Robert Scholz, with Halff Associates, was available to answer questions.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Baker, second by Commissioner Rabaey to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider public testimony and a recommendation to approve a revision to General Plan 2020 to modify the Future Land Use Map to modify the land use designation for two (2) tracts of land from residential to commercial. Generally located southwest of the intersection of Gattis School Rd. and Westview Dr. Case No. GP1612-001

Mr. von Rosenberg explained that Agenda Items E2 and E3 were for the same tracts of land; the explanation and the presentation applied to Agenda Items E2 and E3. Mr. von Rosenberg proceeded by explaining the purpose of the general plan and stated that this application was to change the zoning for the two subject tracts from Residential to Commercial.

Mr. von Rosenberg stated that the unilateral annexation for these two tracts was in process and explained that due to the unilateral annexation, the City was required to provide utilities within two and a half (2½) years to these tracts. He explained that the extension of Kenney Fort Boulevard was scheduled to be completed by 2020 and stated that the future road way connection of Kenney Fort Boulevard had been expedited because of the proposed Kalahari Resort; furthermore, the construction of Kenney Fort Boulevard will create a “hard corner” location for the subject tracts, which is ideal for commercial use.

He also explained that the owner of the tract located on the corner of Gattis School and Old MoKan ROW requested to be rezoned and that the City initiated the rezoning for the tract located further east.

Mr. Pohlmeier explained that the City was planning to buy some of the land along the right-of-way to ensure that Kenney Fort Boulevard can be built.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following people spoke during the public hearing: 1) Glen Beeler, 1307 Leah Lane; 2) Wade Todd, 524 River Down Rd., Georgetown, TX, who was also the owner’s representative for the Agahi Tract. In summary, the topics discussed included: traffic concerns and the design for Kenney Fort Blvd. Mr. Todd explained that the property owner did not have a proposed development for the Agahi Tract. He also explained that a traffic impact analysis (TIA) will be required when the tract is developed.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Bryan to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider public testimony and a recommendation to approve an original zoning of two (2) tracts of land to C1-a (General Commercial Limited) Zoning District. Generally located southwest of the intersection of Gattis School Rd. and Westview Dr. Case No. ZON1612-001

(See Agenda Item E2 for staff presentation and discussion.)

Mr. von Rosenberg briefly compared the uses between the C-1a (General Commercial Limited) and the C-1 (General Commercial) zoning districts.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Bone, second by Commissioner Sanchez to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Bryan, Commissioner Henderson, Commissioner Rabaey, and Commissioner Sanchez. Vote to approve: 7 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated that the Development Code approved during the December 21, 2016, P&Z meeting will be presented to City Council within the next few months. Meanwhile, Planning staff will meet with developers to discuss the proposed subdivision connectivity index and give them the opportunity to provide input.

G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:31 p.m.

Respectfully Submitted,

Original Signed

Veronica Chandler, Planning Tech